

**PLANNING COMMISSION MINUTES**  
**September 16, 1997**

Present: Chairman Dean Jolley, Ken Cutler, Dick Drescher, Mark Green, City Council Representative Sam Fowler, City Attorney Rusty Mahan, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Vice-Chairman Lois Williams and Dean Thurgood.

Dean Jolley welcomed all those present and introduced the Planning Commission Members.

**Conditional Use Permits**

1. Consider granting a conditional use permit for the addition of 82 units to the Heritage Place Residential/Assisted Care Facility at 1150 S. Main, Gary Taylor, applicant.

Kim Anderson, Architect for Heritage Place, Diane Taylor, Administrator and Greg Larsen, Designer, were present. Blaine Gehring explained that the original building for Heritage Place was completed in 1979 with 30 units. In 1991 and 1992 a total of 40 more units were added under two separate conditional use permits. The current proposal is to add 82 more units to the facility and expand it through to 1050 South Street.

Until now, Heritage Place has been licensed by the State as a residential health care facility. This differs from an assisted living facility in that all residents must be able to evacuate the premises on their own in an emergency and receive only minimal assistance with activities of daily living (ADLs). In an assisted living facility, the residents can have the assistance of one person in evacuation and may receive assistance with all ADL's if necessary.

The new proposal is for 82 new units, 52 of which will be assisted care. The new addition will have a new kitchen facility and will have underground parking under the easternmost wing. That easternmost wing will be three levels (½ story in the ground with 2½ stories above ground) and the other wings will be 2 stories above ground. There will be a total of 30 new parking spaces provided---17 of those meet the 5 spaces per bed requirement under the ordinance. The extra 13 spaces will count towards extra parking for staff. Will there be adequate parking with what already exists Mr. Gehring does not know. Mr. Gehring has asked Diane Taylor, Administrator, to discuss this issue.

In authorizing a conditional use permit the Planning Commission needs to follow the following guidelines:

- A. That the proposed use of the particular location is necessary or desirable to provide a service of facility which will contribute to the general well-being of the

community and the neighborhood.

- B. That the proposed use will stress quality development with emphasis towards adequate buffering, landscaping, proper parking and traffic circulation, use of appropriate gradation of building height away from single-family districts and density to create privacy and compatibility with surrounding uses, use of building materials which are in harmony with the area, and impacts on schools, utilities and streets.
- C. That the applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil and water target studies, engineering reports, financing availability, market considerations, neighborhood support, and other information which may be needed in order to render a proper decision.

In response to the first of these items, there is a growing need statewide for these types of facilities. They are market-driven and must be licensed by the State of Utah in order to operate. Mr. Gehring does not know if the city is in a position to say that they are or are not necessary or desirable at this time. If there is a need in the community for this type of facility to house the elderly then it is a desirable use. Will it contribute to the well-being of the neighborhood? Mr. Gehring feels that enough has been done to protect the neighborhood and that it will not be a detriment.

The second item to be considered addresses the buffering, landscaping, parking and traffic circulation, gradation of the building height away from single-family districts and density. The density is not the density that is normally looked at with apartments. This is considered an over all use, not on a density bases on units per acre. This proposal originally called for three stories throughout. That has now been scaled back to two stories for most of the building with the one wing basically the same as the house adjacent to it on the east.

The Staff is still without a completed site plan for the project to tell if the site plan issues are adequate. This will need to be discussed at another meeting. Staff recommends granting the conditional use permit tonight with approval of a required site plan as a condition.

Diane Taylor explained that with residential care the residents use their own home health care provider where assisted care one has to be provided. With concerns about parking the residential care, which now exists, will require more parking than the assisted care. The current part time staff members will become full time and there will be an additional five to seven staff members to assist with the new units. The staff will use the furthest parking away from the facility and additional underground parking will be provided for visitors and staff. There will be a total of 30 new parking spaces. There should not be a problem with parking.

Blaine Gehring mentioned that David and Barbara Holt lease the property that is now being used

for additional parking and will continue to lease this property. The Holts have no other intention for a different use of this property. If the Holts decide to sell, Heritage Place will have the opportunity to buy the property.

The public hearing was opened for those with concerns or comments. Dirk Boggess, residing at 1095 S. 200 W., has some concerns with the increase traffic. This is a narrow street without any sidewalks and there are parked cars on both sides of the street. This street is so narrow and with all the parked cars it is only a one lane street. There is also a lot of pedestrian traffic, school children, walkers, etc. It is a suggestion that maybe speed bumps to help slow down the traffic. Mr. Boggess wanted to know if the home owners would, in the future, have to sell their homes for further expansion of Heritage Place?

Ms. Taylor explained that the home on the back part of the property is owned by Heritage Place but is leased as a home resident. It was purchased in case an access was needed. Heritage Place has approached surrounding home owners and offered to buy their property. At this time the property is locked in at its current size and there are no plans for further expansion.

Mr. Gehring mentioned that there are two other assisted living facilities, one approved and one in the process, in Bountiful. With all three facilities in place the assisted care will be adequate for some years. There would be no reason for this facility to expand any more than what is now being proposed.

Naydene Hintze, residing at 174 W. 1050 S., has some concerns about the parking. The parking in the front of the building is always full. Ms. Taylor explained that the assisted living residents do not drive and those in residential care have very few cars. With the existing 76 residents there are only three cars. With the underground parking they are not anticipating any problems.

Chris Fjeldsted, residing at 148 W. 1050 S., has concerns with the traffic on 1050 South. There are large moving vans moving the residents in and out of the facility. Large delivery trucks, medical trucks, garbage pick-up and cars are coming and going all day. The street is too narrow to handle this kind of traffic. The children have to ride their bikes in the street because there aren't any sidewalks. This kind of traffic is a real concern for the safety of the children.

John Fjeldsted, residing at 148 W. 1050 S., there is a rental unit on 1050 South where the residents use the street to park their cars. The parking and traffic on this street is very dangerous. This is a safety issue.

Scott Hill, residing at 1125 S. 200 W., has some concerns with the height of this building. There will be 8 feet from Mr. Hill's back property line to this two-story building. Mr. Gehring mentioned that 1050 South is the dividing line between R-1-6.5 and R-3-13. If this facility isn't built here, a two-story apartment building could be. A two-story home could also be built here.

Both could have a 8 foot side yard.

There were no further comments and the public hearing was closed.

Mark Green feels that the 36 existing parking and 30 additional parking spaces for this many units are not enough. There are too many units and not enough parking.

Dick Drescher feels that the neighborhood is being short changed if a sidewalk and a 10-foot minimum landscaping buffer is not required. As far as density, cut down on the density and push the building back 15 feet. Mr. Drescher also has some concerns with all the traffic coming and going on 1050 South. There is a safety issue with the traffic.

There was a discussion with some concerns and questions about pushing the building back, garbage pick-up, deliveries, moving vans and visitors and the traffic this will create on 1050 South. Greg Larsen mentioned that moving the building back a few feet will not change the amount of traffic going in or out of the parking lot. Sam Fowler feels that it is essential to arrange garbage pick-up, deliveries, etc. off of 1050 South.

Mark Green mentioned that these concerns are site plan issues that are not with the conditional use. Mr. Green feels that the issue is getting the Planning Commission to be comfortable with a site plan that will work with the number of units.

Mr. Gehring mentioned that the Planning Commission could table this until these issues are reviewed and put on a site plan. Mr. Gehring asked if there could be a way to design the kitchen so all deliveries could come off of Main Street? This would leave 1050 South to visitors, residents and moving vans.

Dick Drescher made a motion to table the conditional use pending additional review on several items, including density issue, services, garbage, getting deliveries off of 1050 South, the buffering landscape setback on 1050 South, the addition of a sidewalk and other issues. Mark Green seconded the motion and voting was unanimous.

### **Site Plans**

1. Consider preliminary and final site plan approval for an Aamco Transmission Shop at 935 S. 500 W.

Mike Menlove, engineer, and Lynn Holtby, representing the owner, were present. Blaine Gehring explained that this is the old Intermountain Oil site which has stood vacant for several years now. The problem is contamination from oil and oil by-products which need to be cleaned up before the property may be reused. The entire property is not contaminated, however, and the owners would like to sell a portion of it to raise money to complete the required clean up. Robert and Joyce Rassmussen would like to buy this small piece and build an Aamco

Transmission Shop on it. Eventually, they would like to buy and develop the entire piece with some storage units.

The site plan is for the small piece of property to be sold. It will contain a transmission shop with parking in the front and back for cars being serviced and for employees. The building will contain six service bays with a parking requirement of three stalls per bay. Twenty stalls are being provided on site. All engineering has been reviewed by the City Engineer and is in order.

Staff recommends the Planning Commission send a favorable recommendation for preliminary and final site plan approval to the City Council with the following conditions:

1. Provide a 7-foot wide public utility easement along 500 West and as needed by Bountiful Power.
2. Have an accurate survey of the property to be sold at this time performed by a licensed surveyor or engineer and record the survey with the County Surveyor's Office and all appropriate documents in the County Recorder's office.
3. Payment of sewer connection and impact fees.
4. Payment of culinary water, impact, connection and meter fees of \$2,588.00.

Some questions about where the water drainage will go and what type of building materials will be used? The water drainage will drain into a storm drain that runs down 500 West. The building will be smooth sand split face type block. It will be painted and have a decorative look. Mark Green felt that the building materials should be smooth block since this is located on a main street and should be specific in the conditions.

Ken Cutler made a motion to recommend to City Council a favorable recommendation for preliminary and final site plan approval for Aamco Transmission at 935 S. 500 W. subject to the recommendation of Staff. Sam Fowler seconded the motion and voting was unanimous.

Meeting adjourned at 8:40 P.M.